

40.220 URBAN RESIDENTIAL DISTRICTS

40.220.010 SINGLE FAMILY RESIDENTIAL DISTRICTS (R1-20, R1-10, R1-7.5, R1-6 AND R1-5)

A. Purpose.

1. The R1-20, R1-10 and R1-7.5 districts are intended to:
 - a. Recognize, maintain and protect established low-density residential areas.
 - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
 - c. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas.
2. The R1-6 and R1-5 districts are intended to provide for higher single and duplex densities where a full range of community services and facilities are present or will be present at the time of development.

B. Uses. The uses set out in Table 40.220.010-1, following this section, are examples of uses allowable in single-family residential zone districts. The appropriate review authority is mandatory.

"P" Uses allowed subject to approval of applicable permits.

"R/A" Uses permitted upon Review and Approval as set forth in Chapter 40.520.020.

"C" Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030.

"X" Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the "Special Standards" column.

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
1. Residential						
a. Single-family detached dwellings	P	P	P	P	P	
b. Accessory uses and structures normal to a residential environment	P	P	P	P	P	40.260.010
c. Accessory dwelling units	R/A	R/A	R/A	R/A	R/A	40.260.020
d. Duplex dwellings	X	X	X ⁸	P ¹	P ¹	
e. Family day care centers	P	P	P	P	P	40.260.160
f. Home occupations	R/A	R/A	R/A	R/A	R/A	40.260.100
g. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	R/A	R/A	R/A	R/A	40.260.050
h. Bed and breakfast establishments (3 or more guest bedrooms)	C	C	C	C	C	40.260.050
i. Garage sales	P	P	P	P	P	40.260.090
j. Mobile home parks	X	X	X	X	C	40.260.140
k. Mobile homes on individual lots	R/A	R/A	R/A	R/A	R/A	40.260.130
l. Residential P.U.D. over 6 acres	R/A	R/A	R/A	R/A	R/A	40.560
m. Single-family attached dwelling units (townhouses)	R/A ²	R/A ²	R/A ²	R/A ²	R/A ²	40.260.230
n. Urban area in-fill developments	X	X	R/A	R/A	R/A	40.260.110

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
o. Zero lot-line developments	X	X	R/A ⁸	R/A	R/A	40.260.260
p. Residential care homes and facilities	C	C	C	C	C	40.260.180
q. Temporary dwellings	P	P	P	P	P	40.260.210
2. Services, Business						
a. Temporary tract offices and model homes	R/A	R/A	R/A	R/A	R/A	
3. Services, Amusement						
a. Private recreation facilities	C ³	C ³	C ³	C ³	C ³	
b. Circuses, carnivals or amusement rides	R/A	R/A	R/A	R/A	R/A	40.260.060
4. Services, Membership Organization						
a. Churches	C	C	C	C	C	
5. Services, Educational						
a. Commercial day care centers	C	C	C	C	C	40.260.160
b. Public and private schools, including pre-schools	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	
c. Public park and public recreational facilities	P	P	P	P	P	
6. Public Service and Facilities						
a. Ambulance dispatch facilities	C	C	C	C	C	40.260.030
b. Governmental structures including fire stations, post offices, etc.	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	
7. Resource Activities						
a. Agricultural	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	40.260.080
8. Other						
a. Cemeteries and mausoleums	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	
b. Utilities, other than wireless communications facilities	P	P	P	P	P	40.260.240
c. Solid waste handling and disposal sites	C	C	C	C	C	40.260.200
d. Wireless communications facilities	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	40.260.250
e. Temporary uses	P	P	P	P	P	40.260.220

¹ Duplexes permitted on corner lots or as part of infill development.

² Attached single family dwellings allowed in PUD or infill development only.

³ Including golf courses and country clubs, but not including such intensive recreation uses as a golf driving range (unless within a golf course), race track, amusement park or gun club.

⁴ Including pre-schools, but not including business, dancing and technical schools.

⁵ Not including storage or repair yards, warehouses, or similar uses.

⁶ Including crematoria, columbaria, and mortuaries within cemeteries; provided that no crematorium is within two hundred (200) feet of a lot in a residential district.

⁷ See Table 40.260.250-1.

⁸ Not allowed in R1-7.5 unless in conjunction with an infill development.

C. Development standards

1. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for minimum and maximum density, lots, building height and setbacks in Tables 40.220.010-2 and 40.220.010-3, subject to the provisions of Chapter 40.200 and Section 40.550.020.
2. An exception to the maximum average lot size may be granted for a short plat creating lots for an existing residence(s). The resulting plat shall contain a plat note specifying that this exception may not be used for any further divisions of the subject lots.
3. Lots created for drainage facilities, parks, open space, wetlands and buffers or utilities shall not be subject to maximum lot size requirements.
4. Where permitted, infill development shall be subject to the infill standards in Section 40.260.110 permitted, townhouses shall be subject to the townhouse standards in Section 40.260.230.

Table 40.220.010-2. Lot Requirements					
Zoning District	Residential Density (d.u./acre) ¹	Minimum Lot Area (sq. ft.)	Maximum Average Lot Area (sq. ft.)	Average Minimum Lot Width (feet)	Average Minimum Lot Depth (feet)
R1-20	2.2 -- 1.4	20,000	30,000	100	130
R1-10	4.4 -- 2.9	10,000	15,000	80	90
R1-7.5	5.8 -- 4.1	7,500	10,500	60	90
R1-6	7.3 -- 5.1	Average 6,000; 5,000 per duplex unit	8,500	50	90
R1-5	8.7 -- 6.2	Average 5,000; 4,000 per duplex unit	7,000	45	75

¹The maximum and minimum density is for the purpose of calculating densities for planned unit developments; provided, however, densities shall be calculated based on the gross area of the site minus any public rights-of-way.

Table 40.220.010-3. Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks				Maximum Lot Coverage	Maximum Building Height (feet)
	Front (feet)	Side		Rear (feet)		
		Street (feet)	Interior (feet)			
R1-20	20	10	5	5	50% ¹	35
R1-10	20	10	5	5	50% ¹	35
R1-7.5	20	10	5	5	50% ¹	35
R1-6	20	10	5	5	50% ²	35
R1-5	20	10	5	5	50% ²	35

¹ Carports and solar energy systems are excluded from this provision, provided that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of these exceptions.

² Solar energy systems are excluded from this provision, provided that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of this exception.

5. Density Transfer.
 - a. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
 - b. The density for property developed in single-family zone districts, if encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, or other permanent physical development limitations as may be determined by the responsible official or land voluntarily set aside for open space or commons as approved by the responsible official, from the gross acreage may be transferred to the remaining unencumbered land areas on the same development site, subject to the following limitations:
 - (1) Maximum Number. The maximum number of units which can be transferred is limited to the number of whole units (fractions of units shall be rounded down) which would have been allowed on the unbuildable area if not for the above encumbrances; provided, however, the maximum number of units shall be calculated based on the gross area of the site minus any public road right-of-way and the maximum density allowed will be dependent upon site characteristics and other factors.
 - (2) The minimum lot depth of any lot abutting environmentally sensitive lands shall be fifty-five feet.
 - (3) For parent parcels larger than 2.5 acres:
 - (a) The resulting lots which abut R1-5, R1-6, R1-7.5, R1-10 or R1-20 zones shall:
 - (i) Be at least ninety percent (90%) of the minimum lot area standard for the subject parcel;
 - (ii) Have a lot depth of not less than eighty percent (80%) of the minimum lot depth of the subject parcel;
 - (iii) Have a minimum lot width not less than ten (10) feet from the minimum lot width of the subject parcel.
 - (b) The resulting lots which are interior (not a part of the parent parcel abutting an adjacent property line) to the site shall conform to the lot requirements set out in Table 40.220.010-4.
 - (4) For parent parcels 2.5 acres or less, the lots to be created shall conform to the lot requirements in Table 40.220.010-4.
 - (5) This density transfer development provision may not be used in association with the provisions of Chapter 40.560 or Section 40.260.110.
 - (6) A recorded covenant shall be placed on those areas or tracts from which density is transferred prohibiting any development of the parcel or tract inconsistent with its intended use.

Table 40.220.010-4. Density Transfers				
Zoning District	Maximum Density (d.u./acre)	Minimum Useable Lot Area ¹ (square feet)	Average Lot Width ² (feet)	Average Lot Depth ¹ (feet)
R1-5	6.9	2,250	35	50
R1-6	5.8	2,500	40	50
R1-7.5	4.6	3,000	50	50
R1-10	3.5	4,000	70	50
R1-20	1.7	4,500	90	50

¹ Minimum useable area is that portion of the lot which is unencumbered by the land voluntarily set aside, environmentally sensitive lands to be protected and their respective buffers, and shall exclude setbacks and easements. [Example: A typical five thousand (5,000) square foot lot would have three thousand (3,000) square feet of useable area, even if unencumbered by environmentally sensitive lands.]

² May be reduced subject to the provisions of this chapter and the variance procedures.

6. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
7. Off-street parking. Off-street parking shall be provided as required in Chapter 40.340.

40.220.020 RESIDENTIAL AND OFFICE RESIDENTIAL DISTRICTS (R, OR)

A. Purpose.

1. The residential (R-12, R-18, R-22, R-30 and R-43) districts are intended to provide for exclusively multi-family residential development based upon consistency with the comprehensive plan and compatibility with surrounding land uses. The following factors will be considered in the application of one (1) of these districts to a particular site:
 - a. Properties designated urban medium density residential on the comprehensive plan should not exceed a density of R-22, urban high density residential areas are appropriate for densities in the R-43 district.
 - b. Proximity to major streets and the available capacity of these streets, adequacy of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within these districts will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.
2. The office residential (OR-15, OR-18, OR-22, OR-30, OR-43) districts are intended to provide for multiple-family residential and professional office development based upon consistency with the comprehensive plan and compatibility with adjacent land uses. It is intended that office developments within these districts will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of one of these districts to a particular site:
 - a. Proximity to major streets and the available capacity of these streets,
 - b. Availability of public water and sewer,
 - c. Vehicular and pedestrian traffic circulation in the area,
 - d. Proximity to commercial services, and
 - e. Proximity to public open space and recreation opportunities.Development within these districts will be reviewed to ensure compatibility with adjacent uses, including such considerations as privacy, noise, lighting and design.

B. Uses.

The uses set out in Table 40.220.020-1, following this section, are examples of uses allowable in residential and office residential zone districts. The appropriate review authority is mandatory.

"P" Uses allowed subject to approval of applicable permits.

"R/A" Uses permitted upon Review and Approval as set forth in Section 40.520.020.

"C" Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030.

"X" Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the "Special Standards" column.

Table 40.220.020-1. Uses											
	R-12	R-18	R-22	R-30	R-43	OR-15	OR-18	OR-22	OR-30	OR-43	Special Standards
1. Residential											
a. Accessory uses and structures normal to a residential environment	P	P	P	P	P	P	P	P	P	P	40.260.010
b. Accessory Dwelling Units	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	R/A ¹	40.260.020
c. Boarding houses	R/A	R/A	P	P	P	P	P	P	P	P	
d. Duplex dwellings	P	P	P	P	P	P	P	P	P	P	
e. Multi-family dwellings	P	P	P	P	P	P	P	P	P	P	40.260.150
f. Existing residential use	P	P	P	P	P	P	P	P	P	P	
g. Family day care centers	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	40.260.160
h. Home occupations	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.260.100
i. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.260.050
j. Bed and breakfast establishments (3 or more guest bedrooms)	C	C	C	C	C	C	C	C	C	C	40.260.050
k. Garage sales	P	P	P	P	P	P	P	P	P	P	40.260.090
l. Mobile home parks	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.260.140
m. Mobile homes on individual lots	R/A	R/A	X	X	X	R/A	R/A	X	X	X	40.260.130
n. Residential P.U.D. over 6 acres	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.560
o. Retirement housing facilities	C	C	C	C	C	C	C	C	C	C	40.260.190
p. Single-family attached dwelling units (townhouses)	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.260.230
q. Single-family detached dwellings	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	
r. Residential care homes and facilities	C	C	C	C	C	C	C	C	C	C	40.260.180
2. Retail Sales – Restaurants, Drinking Places											
a. Restaurants within a residential or office complex	X	X	X	X	X	C	C	C	P	P	
3. Service, Business											
a. Mini-storage warehouse	X	X	X	X	X	C	C	C	C	C	

Table 40.220.020-1. Uses											
	R-12	R-18	R-22	R-30	R-43	OR-15	OR-18	OR-22	OR-30	OR-43	Special Standards
b. Temporary tract offices and model homes	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	
4. Services, Medical and Health											
a. Congregate care facilities	C	C	C	C	C	C	C	C	C	C	
b. Convalescent, nursing or rest homes	C	C	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	
c. Hospitals	X	X	X	X	X	X	X	X	C	C	
d. Veterinary clinics	X	X	X	X	X	X	X	C	P	P	
5. Services, Professional Office											
a. Business/professional offices	X	X	X	X	X	P	P	P	P	P	
b. Mental/Dental clinics	X	X	X	X	X	P	P	P	P	P	
6. Services, Amusement											
a. Private recreation facilities	C	C	C	C	C	C	C	C	C	C	
b. Circuses, carnivals, or amusement rides	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	R/A	40.260.060
7. Services, Membership Organization											
a. Churches	C	C	C	C	C	C	C	C	C	C	40.260.070
b. Clubs, lodges and charitable institutions	C	C	C	C	C	C	C	C	C	C	40.260.070
8. Services, Educational											
a. Commercial day care centers	C	C	C	C	C	C	C	C	C	C	40.260.160
b. Public and private schools	C	C	C	C	C	C	C	C	C	C	
c. Public park and public recreational facilities	P	P	P	P	P	P	P	P	P	P	
d. Technical/Business/Dance schools	X	X	X	X	X	P	P	P	P	P	
9. Public Service and Facilities											
a. Ambulance dispatch facilities	C	C	C	C	C	C	C	C	C	C	40.260.030
b. Governmental structures including fire stations, post offices, etc.	C	C	C	C	C	C	C	C	C	C	
10. Resource Activities											
a. Agricultural	P	P	P	P	P	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	P	P	P	P	P	40.260.080

Table 40.220.020-1. Uses											
	R-12	R-18	R-22	R-30	R-43	OR-15	OR-18	OR-22	OR-30	OR-43	Special Standards
11. Other											
a. Cemeteries and mausoleums	C	C	C	C	C	C	C	C	C	C	
b. Private use heliports	X	X	X	X	X	C	C	C	C	C	40.260.170
c. Utilities, other than wireless communication facilities	P	P	P	P	P	P	P	P	P	P	40.260.240
d. Solid waste handling and disposal sites	C	C	C	C	C	C	C	C	C	C	40.260.200
e. Wireless communication facilities	P/C ³	P/C ³	P/C ³	P/C ³	P/C ³	P/C ³	P/C ³	P/3 ³	P/C ³	P/C ³	40.260.250
f. Temporary uses	P	P	P	P	P	P	P	P	P	P	40.260.220

¹An accessory dwelling unit may be allowed on any multi-family zoned lot developed with an existing single-family dwelling, except as noted in Section 40.260.020.

²Only in single-family residences.

³See Table 40.260.250-1.

C. Development standards.

1. With the exception of mobile home park and townhouse developments, new lots and structures and additions to structures subject to this section shall comply with the applicable standards for minimum and maximum density, lots, building height, setbacks and building separation in Tables 40.220.020-2 and 40.220.020-3. Mobile home parks shall not be required to comply with the minimum density standards set out in this section, but are required to meet all other applicable standards. Where permitted, townhouse developments shall be subject to the townhouse standards in Section 40.260.230.

Table 40.220.020-2. Lot Requirements

Zoning District	Min - Max Residential Density (d.u./acre)	Minimum Lot Area (sq. ft.) ¹		Minimum Lot Width (feet) ¹		Minimum Lot Depth (feet) ¹		Maximum FAR (non-residential use only)
		Non-SFD	SFD	Non-SFD	SFD	Non-SFD	SFD	
R-12	8 -- 12	4,000	2,800	40	35	80	50	NA
R-18	12 -- 18	4,000	1,800	40	25	80	50	NA
R-22	15 -- 22	4,000	1,500	40	25	80	50	NA
R-30	18 -- 30	4,000	4,000	40	40	80	80	NA
R-43	20 -- 43	4,000	4,000	40	40	80	80	NA
OR-15	8 – 15	10,000	2,800	50	35	90	50	.75 to 1
OR-18	12 – 18	10,000	1,800	50	25	90	50	.75 to 1
OR-22	15 – 22	10,000	1,500	50	25	90	50	.75 to 1
OR-30	18 – 30	10,000	10,000	50	50	90	90	.75 to 1
OR-43	22 - 43	10,000	10,000	50	50	90	90	1 to 1

¹ Single-family Detached (SFD) residential dwelling units. Non-SFD includes all uses other than single-family detached residential dwelling units.

Table 40.220.020-3. Setbacks, Lot Coverage and Building Height

Zoning District	Minimum Setbacks ¹					Max. Lot Coverage	Max. Bldg. Height (feet)	
	Front (feet)	Side		Rear (feet)	Between bldgs on site (feet)			
		Street (feet)	Interior (feet)					
			Multi-family					SF and Duplex
<i>Standards for Uses Other than Residential Single-Family Detached Dwelling Units</i>								
R-12, R-18	20	10	10	5	20	8	50%	35 ³
R-22, R-30, R-43	20	10	10	5	20	8	50%	45 ³
OR-15, OR-18, OR-22 OR-30 ,OR-43	20	10	10	10	15	8	50%	45
<i>Standards for Residential Single-Family Detached Dwelling Units</i>								
R-12, R-18, R-22	20	None ²		None ²		8 ²	50%	35 ³
R-22	20	None ²		None ²		8 ²	50%	45 ³
OR-15, OR-18, OR-22	20	None ²		None ²		8 ²	50%	45 ³
R-30, R-43, OR-30, OR-43	Single-family detached development in these zones shall use the standards provided for non-single-family development within the districts.							

¹ Additional setbacks and/or landscape requirements may apply, particularly when abutting residential uses or zones. See Section 40.320.010.

² Setbacks and building envelopes shall be identified for each lot on the face of the plat. Minimum dwelling separation shall be eight (8) feet. The review authority can approve a request to reduce the eight (8) foot separation to five (5) feet on up to twenty-five percent (25%) of the lots design considerations. For reductions on over twenty-five percent (25%) of the lots, the review authority may approve separation reductions to five (5) feet where:

(1) The applicant can demonstrate that topographic or design constraints would cause the loss of additional lots. Reduction could be granted only at a rate of one (1) reduction for each lot which would be lost, or

(2) The applicant can demonstrate that the proposed setback reductions will result in a clear public benefit. Where buildings are within three (3) feet of the property line or closer than six (6) feet to adjacent structures special construction standards may apply.

³ Height limits may be exceeded by conditional use permit.

2. Minimum and Maximum Densities within the R-12, R-18, R-22, R-30, R-43 and all OR districts.

For uses other than mobile home parks, the review authority shall find that the established minimum densities will be achieved by all proposed land divisions or site plans. The applicant shall demonstrate that all required densities will be achieved. The review authority shall establish appropriate conditions to ensure density is achieved. Approval conditions established for density compliance shall be identified on the face of the final plat and/or site plan. Demonstration that the established minimum densities will be achieved shall be provided by the applicant as follows:

- a. Where single-family or duplex developments at densities below the minimum density are proposed for a portion of the project. The minimum density to be transferred to a higher density multifamily development elsewhere on the site may be approved, provided that:
 - (1) The application shall provide for a fully integrated design; or
 - (2) The development shall provide for phasing in which each phase meets the minimum density; or
 - (3) The development shall provide a site plan for preliminary approval of the remainder of the site, which shall be binding on the land owner and all future land owners. The binding document shall be a deed covenant, approved by the county. The covenant shall require that the approved site plan for the multifamily development will be constructed at the densities approved. Where any portion of the project exceeds either the density of the zoning district or twenty-one (21) units per acre, a market analysis shall be provided demonstrating that such a project is economically feasible in the county. Where a difference in density of over three (3) units per acre is proposed between developments in the site plan, the applicant shall provide deed covenants which notify the future owners of the lower density developments of the type and density of the adjoining development.
- b. For all other projects including multifamily and detached single-family structures the density of the project for each individual phase and at total project buildout shall meet the minimum density. In order to reduce impacts to and from adjacent properties, multifamily developments adjacent to industrial uses should include the following design standards:
 - (1) Aspects of the development that will not be utilized for residential purposes should be located adjoining to the industrially zoned property where possible. Examples of such uses include parking, garages, access roads, required open space, carports and stormwater facilities.
 - (2) If residential buildings must be placed adjoining to the industrially zoned property, single-story buildings should be used. If multiple-story structures are proposed building openings above the first floor should face away from the adjoining property in order to limit views and exposure to the adjacent use.
- c. Minimum density or floor area ratio will be based on the developable area of the lot that remains after subtracting:
 - (1) Land dedicated for public roads, public parks and trails, required landscaping and drainage ways;
 - (2) Land designated by covenant or public dedication to be permanently maintained in an undeveloped state because the land is identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, or other permanent physical development limitations as may be determined by the responsible official. All other lands shall be considered in the calculation of minimum density or floor area ratio including required setbacks, private recreation or common areas.

- d. Maximum density or floor area ratio shall be calculated based upon the gross area of the site, excluding public right-of-way.
3. Signs. Signs shall be permitted according to the provisions of 40.310.
4. Off-street parking. Off-street parking shall be provided as required in Chapter 40.340.
5. Landscaping. Within the R-12, R-18, R-22, R-30 and R-43 and all Office Residential Districts, a minimum of twenty percent (20%) of the site shall be landscaped to an L1 standard as described in Section 40.320.010. Additional setbacks and/or landscape requirements may apply, particularly adjoining residential uses or zones pursuant to Section 40.520.040 and Chapter 40.320.
6. Recreation space. Recreation space shall be provided as required in Section 40.260.150.